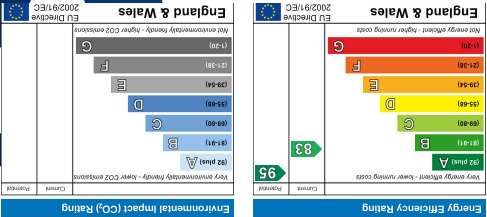


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



England & Wales

Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - low running costs

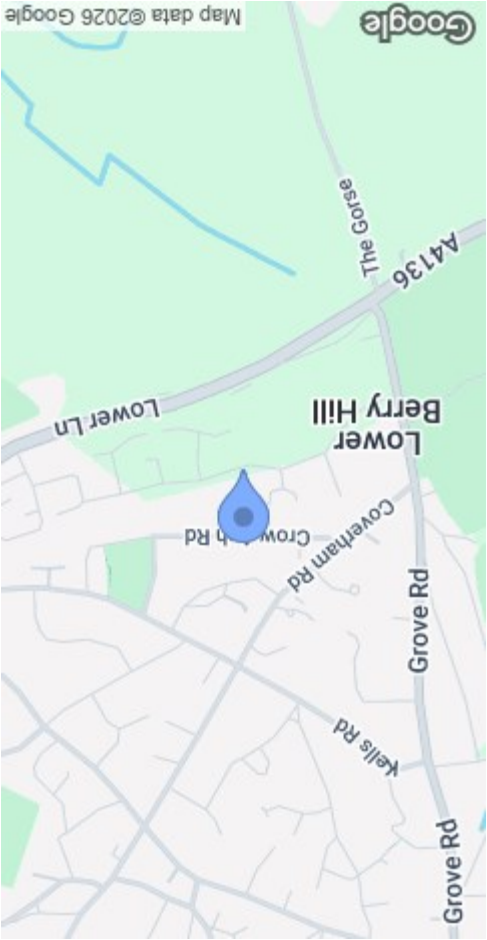
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England & Wales

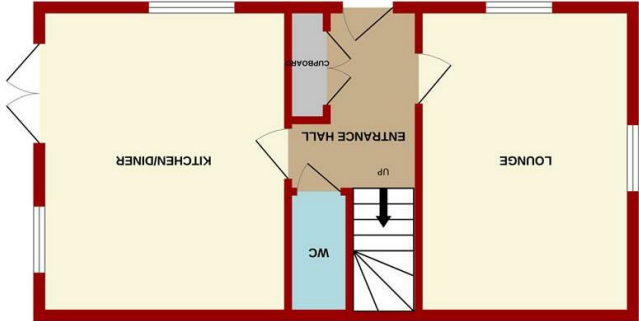
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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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23 Ridgeway Avenue
Berry Hill, Coleford GL16 7SF

Guide Price £300,000

A WELL-PRESENTED THREE-BEDROOM FAMILY HOME WITH OFF-ROAD PARKING FOR MULTIPLE VEHICLES, ENCLOSED REAR GARDEN, EN-SUITE TO MASTER BEDROOM AND WELL-PROPORTIONED LIVING ACCOMMODATION, SITUATED IN A POPULAR RESIDENTIAL LOCATION.

The village of Berry Hill offers local amenities to include Junior and Secondary Schools, Pubs, Takeaway Restaurant, Petrol Station, Garage, Hairdressers, Chemist And Convenience Stores - One Including A Post Office. Sporting and Social Facilities Within The Village Include A Social Club, Gymnastics and Fitness Centre and a Rugby Club.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALLWAY

Accessed via a double-glazed uPVC entrance door, the welcoming hallway features grey tiled flooring and power points. A large storage cupboard with boarded shelving provides ample space for coats and shoes.

LOUNGE

15'04 x 10'08 (4.67m x 3.25m)

A bright and spacious reception room featuring grey lino flooring, a front aspect double-glazed uPVC window and an additional side aspect double-glazed window allowing plenty of natural light. The room also benefits from a radiator and multiple power points.

CLOAKROOM

6'12 x 3'01 (1.83m x 0.94m)

Fitted with a low-level WC, pedestal wash hand basin and heated towel rail. The room also benefits from an extractor fan and continuation of the grey tiled flooring.

KITCHEN/DINER

15'08 x 8'10 (4.78m x 2.69m)

Fitted with a range of base and wall-mounted units with roll-top work surfaces. The kitchen includes a stainless steel sink with drainer and mixer tap, integrated oven with four-ring gas hob, and space for a washing machine and fridge freezer. There is a rear aspect double-glazed uPVC window, additional front aspect window and double-glazed uPVC patio doors providing direct access to the rear garden.

FIRST FLOOR LANDING

Stairs rise from the entrance hallway to the first-floor landing, which provides access to all bedrooms, the family bathroom and additional storage space.

BEDROOM ONE

10'10 x 10'16 (3.30m x 3.05m)

A well-proportioned double bedroom featuring grey lino flooring, a built-in double wardrobe and rear/side aspect double-glazed uPVC window. The room also benefits from direct access to the en-suite.

EN-SUITE

7'06 x 4'06 (2.29m x 1.37m)

Fitted with a low-level WC, pedestal wash hand basin and enclosed shower cubicle with mains-connected shower. A frosted front aspect double-glazed uPVC window provides natural light and ventilation.

BEDROOM TWO

8'10 x 8'08 (2.69m x 2.64m)

A good-sized bedroom featuring a front aspect double-glazed uPVC window, radiator, power points and space for wardrobes.

BEDROOM THREE

8'10 x 6'05 (2.69m x 1.96m)

A well-proportioned single bedroom with a rear aspect double-glazed uPVC window, radiator and power points.

FAMILY BATHROOM

6'10 x 5'05 (2.08m x 1.65m)

Fitted with a panelled bath with mains-connected shower over, low-level WC and pedestal wash hand basin. The room also benefits from laminate flooring and a frosted rear aspect double-glazed uPVC window.

OUTSIDE

The front of the property benefits from a generous front driveway providing off-road parking for up to three vehicles. A paved pathway leads to the front entrance, with a lawned area and planted flower beds adding to the kerb appeal. Side access leads to the rear garden.

The enclosed rear garden is bordered by fencing and brick walling, providing a private outdoor space. The garden also features a useful garden cabin currently used as a garden office measuring approximately 2.5m x 3.5m. Side gate access leads back to the front of the property.

SERVICES

Mains Gas, Electricity, Water and Drainage.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures

section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre, turn left at the traffic lights on to Bank Street then on to Staunton Road. Turn right onto The Gorse and then straight over at the cross roads onto Grove Road. Turn right into the Forest Grove new development site and onto Ridgeway Avenue. Take the second exit on the mini roundabout and the property can be found on the left hand side next to the turning for Powells Close via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.